

52.622 acres of level and highly productive farmland for both arable and grassland. 3.8 miles South East of Pembroke, Pembrokeshire, West Wales



Land North of Hodgeston, Hodgeston, Pembroke, Pembrokeshire. SA71
5JU.

£525,000

REF: A/5446/AM

*** An outstanding parcel of agricultural land *** valuable and highly useful parcel of land *** Well maintained and farmed with stock proof fencing *** Divided into 3 fields with 1 being arable and 2 being laid to pasture for grazing *** Capable of sustaining extremely high stocking levels *** Natural shelter from mature hedgerows and native trees *** Roadside frontage with easy access *** First quality free draining soil type *** Mains water connection ***

*** ideal for host of uses and valuable add on agri-business opportunity*** A valuable add-on usefully sized block to any agricultural enterprise***



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Location

The parcel of land is located within the Pembrokeshire Coast National Park to the East of Hodgeston Village. 3 miles East from the popular town of Pembroke. The town of Pembroke offers a good level of local amenities and services including primary and secondary schools, traditional high street offerings, retail parks, industrial estate and Pembroke dock.



The Land

The land is well farmed, being in a particularly convenient location which would be a valuable add on to any agricultural business enterprise.

The land is contained within mature hedgerows and stock proof fencing with mains water supply. The land benefits from having a large access point from a quiet council maintained highway which allows all types of machinery to gain access with no issues.

A large parcel of the land is currently being used for arable purposes with the 2 smaller fields are to pasture for livestock. The land as a whole is level with no sloping aspects.



Pasture Land



Arable Land





Agent's Comments

This is a very rare opportunity to acquire an outstanding parcel of agricultural land in an area well-known for its productivity. The land is some of the best in the Parish and would be a valuable add-on agricultural parcel to any existing farming enterprise within the locality and region.

We thus recommend the land to any discerning prospective purchaser and viewing is recommended via the sole selling Agents at an early date.

Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

Money Laundering Regulations

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.



Area: 52.622 acres (21.295 ha)

For Identification Purposes Only

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

From Hodgeston head east on A4139. After 0.3 of a mile take a left hand turning sign posted for Manorbier. Continue for 0.1 of a mile and the land will be located on your right hand side.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Facebook and Instagram Pages

For further information or to arrange a viewing on this property please contact :

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